

City of Sunnyvale
Ten Year Project Costs
by Project Category and Type

Project Number	Project Name	Prior Years Actual	Revised Budget 2002-03	Plan 2003-04	Plan 2004-05	Plan 2005-06	Plan 2006-07	Plan 2007-08	Plan 2008-09	Plan 2009-10	Plan 2010-11	Plan 2011-12	Plan 2012-13	Ten Year Plan Total	Project Grand Total
Category: Special Type: Housing															
814700	BMR Acquisition	517,815	1,102,374	0	0	0	0	0	0	0	0	0	0	0	1,620,189
823560	Housing Assistance for Teachers and City Employees	719,912	805,334	479,771	0	0	0	0	0	0	0	0	0	479,771	2,005,017
823750	BMR Audit	38,750	20,721	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	218,995	278,466
823761	Housing Acquisition - RLF	0	0	0	0	0	0	0	0	0	0	0	0	0	0
823762	Housing Acquisition	0	180,661	250,000	0	0	0	0	0	0	0	0	0	250,000	430,661
823770	HOME Projects	0	1,347,901	1,094,414	0	0	0	0	0	0	0	0	0	1,094,414	2,442,315
823940	Emergency Housing Consortium (EHC)-183 Acalanes Drive	0	915,000	0	0	0	0	0	0	0	0	0	0	0	915,000
824410	Moulton Plaza - 1601 Tenaka Place	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
Total		1,276,477	5,363,991	1,844,185	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	2,043,180	8,683,648

Project Information Sheet

Project: 814700 BMR Acquisition

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1993-94	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C.2	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

The Below Market Rate (BMR) down payment assistance loan serves low to moderate income households to provide education and to help purchase BMR units, acquire units as part of a forced sale, acquire units to be held for resale so that the units are not lost from the BMR inventory.

Service Level

No service level effect.

Issues

None.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	315,441	1,102,374	0	0	0	0	0	0	0	0	0	0	0	1,417,815
Revenues														
Total	130,995	0											0	130,995
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823560 Housing Assistance for Teachers and City Employees

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Implementation	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	0	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A, 2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

This project represents the expenditures needed for the initial implementation of the educational, rental assistance and homeownership assistance components of the Housing for Teachers and City Employees Program.

Service Level

The educational component, security deposit and down payment assistance loan programs have been implemented.

Issues

High cost of living in the region has caused concern about employees' ability to live in the area. Failure to be able to live near work affects morale and productivity and contributes to traffic and air pollution.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	88,098	805,334	479,771	0	0	0	0	0	0	0	0	0	479,771	1,373,203
Revenues														
Housing Mitigation			479,771	0	0	0	0	0	0	0	0	0		
Total	1,228	0											479,771	480,999
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823750 BMR Audit

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Implementation	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A, 2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70 Housing		Sub-Fund:	200 Other Housing Related	

Statement of Need

This project represents the expenditures needed for ongoing audit and staff costs of the BMR Purchase Program.

Service Level

To ensure that the primary program requirement of the BMR program is met: continued occupancy of a BMR unit as the principal residence by the owner.

Issues

Continued occupancy of a BMR unit as the principal residence is the primary program requirement of each owner. A recent audit of the BMR Purchase Program revealed breaches in occupancy restrictions. This project funds the expenses associated with monitoring BMR program compliance.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	18,029	20,721	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902	218,995	257,745
Revenues														
BMR Code Violation Revenues			20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095		
Total	101,381	0											229,276	330,657
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823761 Housing Acquisition - RLF

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Board/Commission			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	110 Community Development Block Grant		Sub-Fund:	200 Housing Revolving Loan Fund	

Statement of Need

This project works to provide decent affordable housing for low- and moderate-income families. Revolving loan funds will be used for funding housing acquisition projects by non-profit developers including the acquisition/development of new affordable housing units.

Service Level

none

Issues

This project is set up in the Revolving Loan Fund, to track program income receipts and loans.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823762 Housing Acquisition

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	110 Community Development Block Grant		Sub-Fund:	100 CDBG Fund	

Statement of Need

This project works to provide decent affordable housing for low- and moderate-income families. CDBG funds will be used for funding housing acquisition projects by non-profit developers including the acquisition/development of new affordable housing units.

Service Level

No service level effect.

Issues

To address the issue of lack of sufficient funding to provide subsidized housing, CDBG funds should be used to leverage other resources to provide additional affordable housing in the high priced local market.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	0	180,661	250,000	0	0	0	0	0	0	0	0	0	250,000	430,661
Revenues														
CDBG FY 2003/2004			250,000	0	0	0	0	0	0	0	0	0		
Total	0	0											250,000	250,000
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823770 HOME Projects

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1991-92	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	300	Home Grant

Statement of Need

The Federal HOME Program provides grant money to the City for the construction, acquisition and rehabilitation of low-to moderate-income housing. This program provides funds for acquisition and new construction by non-profit housing development organizations. This program will also provide down payment assistance to low-income households.

Service Level

HOME funds are projects that provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, and strengthen the ability of local governments to provide housing.

Issues

To address the issue of lack of sufficient funding to provide subsidized housing, HOME funds should be used to leverage other resources to provide additional affordable housing in the high priced local market.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	0	1,347,901	1,094,414	0	0	0	0	0	0	0	0	0	1,094,414	2,442,315
Revenues														
HOME Grant FY 2003/2004			656,227	0	0	0	0	0	0	0	0	0		
Total	1,347,901	0											656,227	2,004,128
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823940 Emergency Housing Consortium (EHC)-183 Acalanes Drive

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	0	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70 Housing	Sub-Fund:	100 Housing Mitigation		

Statement of Need

Housing Mitigation, HOME, and CDBG funds will provide funding to finance the purchase of 183 Acalanes Drive, a 24-unit rental housing complex. The project will provide permanent affordable rental housing for the next forty years. The apartments will be affordable to very low-income families whose annual gross incomes are at or below 30 percent of median income for Santa Clara County.

Service Level

To provide decent affordable housing benefiting low-and moderate-income families.

Issues

None.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	0	915,000	0	0	0	0	0	0	0	0	0	0	0	915,000
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824410 Moulton Plaza - 1601 Tenaka Place

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2002-03	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

Mid-Peninsula Housing Coalition (MPHC), a non-profit housing developer, has been approved for \$992,000 of Sunnyvale Housing Funds for construction of an additional 66 units of new affordable rental housing at 1601 Tenaka Place, Sunnyvale, which currently has 222 rental units. The project will provide permanent affordable rental housing for the next fifty-five years. The apartments will be affordable to very low-income families whose annual gross incomes range from 30% to 60% of median income for Santa Clara County.

The \$992,000 Housing Mitigation loan will be used to support the new construction. Loan repayment is deferred for the first 10 years, and then will be fully amortized and repaid during the next 25 years at 3% simple interest. The loan terms meet all of the underwriting guidelines; however, the loan term has been extended to 35 years at CalHFA's (the primary lender) request.

Service Level

Moulton Plaza will help reduce the critical shortfall of housing affordable to very-low income households in Sunnyvale. All apartments at Moulton Plaza will be affordable to low- and very low-income families earning less than 60 percent of the Area Median Income (AMI); and the lowest rents will be affordable to households at 30% AMI. Affordable rents are calculated based on a maximum of 30% of the household gross income allocated for housing expense.

Priority has been assigned to this project because it meets the criteria described in the Community Development Strategy, is consistent with Consolidated Plan and General Plan goals of serving a high-need group, provides affordability restrictions over a long term, leverages City funds with funding commitments from many other sources, meets the readiness criteria and has a strong development/management team to assure timely performance.

Issues

For details, refer to RTC # 03-150 dated April 29, 2003.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	10 Year Budget	Grand Total
Project Costs	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0